



## **Courthouse Project Update 07.17.20**

WRITTEN UPDATE IN LIEU OF PHYSICAL MEETING

MONTHLY MEETING SERIES: next scheduled instance, 07.23.2020

*New and/or updated items indicated by bold italics*

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**Dave Somers**  
County Executive

### **1. Schedule**

#### **a. Schedule**

##### **• Current Status:**

- **COVID-19 EFFECTS:** On May 13, Hoffman Construction submitted to the Project Team a claim for additional compensable time and a change order request for compliance costs related to pandemic impacts. The County has responded, based on what is contractually allowable under force majeure.
- The County notified Hoffman and Performance Abatement, via letters dated April 7, 2020, that the pandemic constitutes a force majeure event. The County did not request or require Hoffman and Performance Abatement to continue work; both firms have continued work. Schedule time extensions, but not costs, are allowed under force majeure.
- Due to ongoing pandemic-related challenges regarding labor availability and supply chain impacts, building user groups will remain in temporary offices longer than originally scheduled.
- The exact length of any schedule delays is still being calculated and is based on pandemic-related impacts.
- Both Hoffman and Performance are fulfilling their contractual obligations to report potential cost and schedule impacts, and both continue to follow state guidelines in performing their work.

#### **b. Upcoming Activities – see also 5.a-5.b. and 6.a.-6.e.**

*Complete setting fire sprinkler heads in Courtroom 1A and associated offices corridors; complete floor leveling in the new Level 1 family restroom, interview room, and janitor's closet; complete soffit framing and sheetrock in Courtroom 1A; continue installing overhead HVAC ductwork in the east half of the existing Courthouse's Level 1; hang drywall in the new Level 1 family restroom and adjacent lobby; continue overhead and in-wall electrical work areas around Courtroom 1A and the family restroom; remove the stairs between Levels 2 and 3; continue above-ceiling demolition work on Level 2 near the Mission Connector; complete demolition of walls and fixtures in the vacated Level 2 restrooms; continue installing sprinkler pipe in the existing Courthouse; complete commissioning of the addition's building systems; begin structural work on the west side of the Courthouse's Level 2; continue renovations in the Office of Public Defense; form and pour the south shear wall in the tunnel; prepare to renovate the existing Courthouse elevators; complete punchlist corrections in and around the Addition.*

#### **c. Progress to Date**

*Began abatement and demolition in the Office for Public Defense; started sheetrocking Courtroom 1A and surrounding corridors and offices; began framing the ceiling soffit in*



*Courtroom 1A; completed above-ceiling abatement and demolition on the southwest side of the Courtroom's Level 2; began demolition of the vacated Level 2 restrooms; completed fireproofing spray above all areas on the east half of Level 1; changed out ductwork near the bottom of the east stairwell; demolished the old Level 1 restrooms and framed the Family Restroom, an interview room, and janitor's closet in their place; completed demolition and abatement ahead of the south shear wall's basement segment; installed seismic collector plates above ceilings in Court Commissioner and Confirmations offices; completed abatement and demolition on the east side of Level 1; poured the south shear wall footing.*

## 2. Contract Metrics

- a. Hoffman given Notice To Proceed: 7/30/2018
- b. Phase 1 Completion: 3/12/20
- c. Phase 2 Substantial Completion: Estimated to shift to approximately 6/9/21 due to COVID-related schedule adjustments.
  - Subject to change due to pandemic-related schedule impacts. These are still being measured by Hoffman Construction and Performance Abatement and will then be reviewed and assessed by the Project Team.
  - The current substantial completion date reflects non-compensable time extensions resulting from removal of contaminated soils and the remnants of the old County Detention Home, and from the February 2019 snowstorms.
- d. Original Project Budget (approved by Council 7/30/2018): \$76,579,770
  - Adjustment due to removal of art allowance: -\$441,417
  - Revised Project Budget: \$76,138,353
- e. **Work Complete and Invoiced Through 4/30/20:** \$52,218,850

## 3. Changes

- None at this time.

## 4. Upcoming Project Decisions Needing Court Input

Due Date	Item

## 5. Stakeholder Concerns

- a. **Phase 2 Office Move Plan** – *The general Phase 2 office moves plan has been distributed by Facilities and Fleet Management. Lynn Gray from Facilities is working with each building user group on moving specific offices and individuals at specific times, once their destination spaces are ready. COVID-19 has impacted this schedule and user groups will be delayed moving to destination spaces.*



- b. **Minimizing Noise Disruptions** – The Project Team continues to provide advance notice to Superior and District Courts regarding activities which may carry major noise impacts, especially those which must continue in order to maintain schedule.*

**6. Announcements / Action Items**

- a. **Ribbon-Cutting Ceremony Postponed** – In light of recent events in the State of Washington and in an abundance of caution, the formal ribbon-cutting ceremony for the Addition has been postponed indefinitely.*
- b. **Current and Upcoming Courtroom and Chambers Work (2019-20)***
  - i. **Commissioner Chambers Phase 2 Work (2019-20)** – Install above-ceiling structural steel elements in two Court IT offices on Level 1, then continue with selected Commissioner chambers.*
    - The IT offices will serve as swing space for Commissioners displaced by structural steel and shear wall work performed before and during Phase 2.*
    - Facilities has installed a new temporary door to close off this hallway.*
- c. **Meetings Going Forward** – Our next three scheduled meetings are July 23, August 27, and September 24. Per the current public health emergency, we will advise of any alternate meeting / teleconferencing arrangements, or of any cancellations or postponements.*



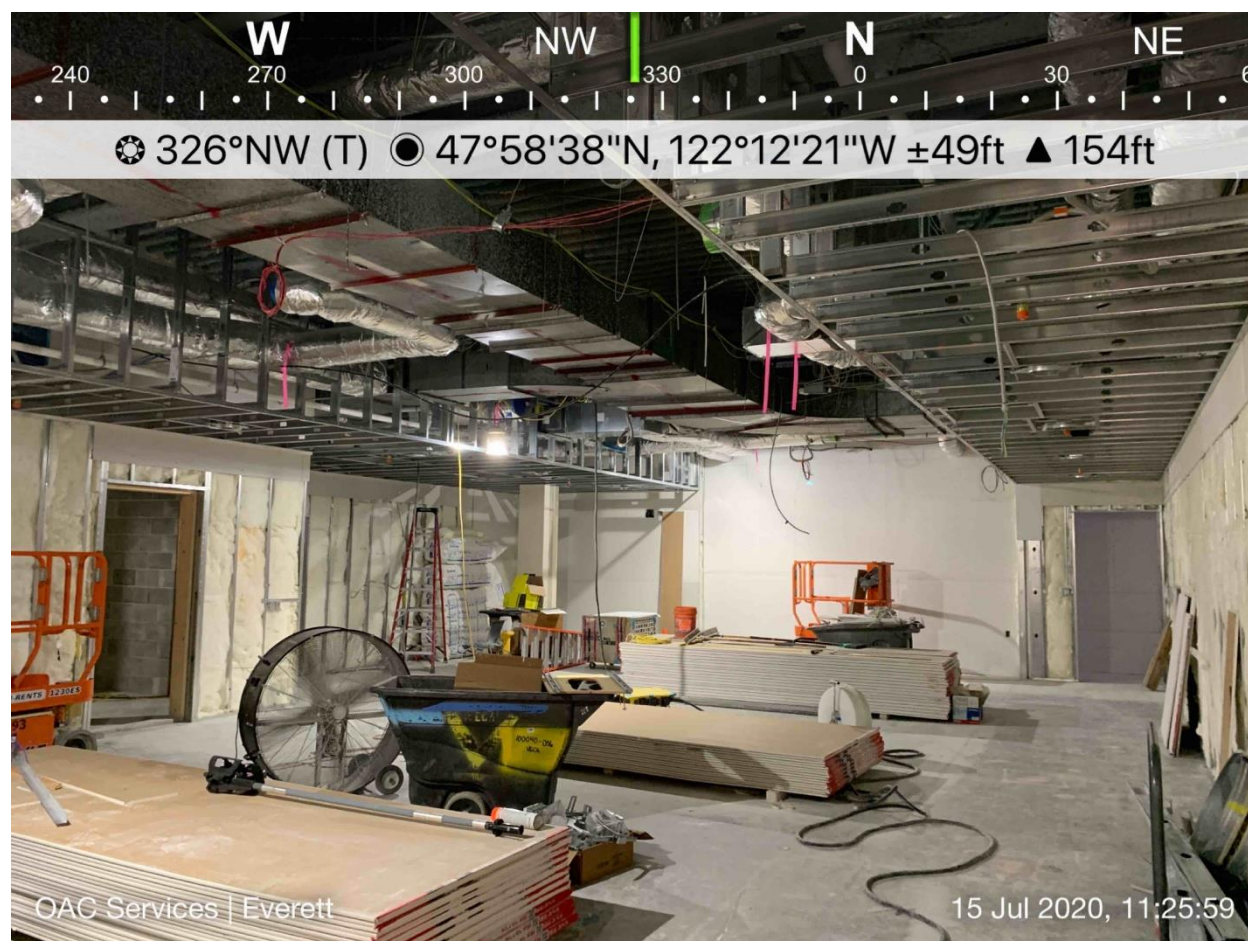
Figure 1: Courtroom Rosetta Stone: Courtroom Assignments – Effective 5/4/20

COURTROOM DESIGNATIONS BY FLOOR AND BY JUDGE			
NEW	CURRENT	JUDGE	NOTES
5A	Superior Dept 12	Ellis	
5B	Superior Dept 11	Dingledy	
5C	Superior Dept 9	Farris	
5D	Superior Dept 10	Weiss	
4A	NEW	TBD	old Kinard Conference Room
3A	District Dept 2	Bui	
3B	District Dept 3	Howard	
3C	District Dept 1	(District Hearings)	to be relocated from 1 (east side) in early 2021; temporarily relocating to Basement in 2020
3D	N/A	(shell space)	
3E	Superior Dept 7	Okoloko	
3F	Superior Dept 8	Lucas	
2A	C201	Alexander	high-profile trial courtroom
2B	Superior Dept 1	Appel	Judge Appel at DJJC
2C	Superior Dept 2	Okrent	
2D	Superior Dept 3	Larsen	
2E	Superior Dept 4	Langbehn	Judge Judge at DJJC
1A	C304	(Superior Court Criminal Hearings)	to be relocated from 3 (south side) in late 2020
NEW	CURRENT	COMMISSIONER	NOTES
1B	Commissioner A	Harness	
1C	Commissioner B	Nelson	
1D	Commissioner C	Brudvik	
1E	Commissioner D	Moriarty	

The new courtroom numbering scheme represents the renovation's wayfinding improvements and reflects upcoming courtroom assignments.



Figure 2: Progress Photo.



*Courtroom 1A, looking north-northwest from the back of the gallery toward the future bench.*





**Snohomish County**  
**Facilities Management**  
*Courthouse Project*

Hoffman's most recent 6-week lookahead (07/14/20, first page)

ID	Activity Name	Sub	Dur	Start	Finish
<b>Snohomish County Courthouse (Current)</b>			173	24-Feb-20 A	26-Oct-20
<b>Milestones</b>			0	24-Jul-20	24-Jul-20
MS106	Milestone - Phase 1 - Restroom Renovations Complete	HCC	0		24-Jul-20
MS117	Milestone - Phase 1 - Basement / Restrooms / Addition Complete	HCC	0		24-Jul-20
<b>COVID-19</b>			46	13-Mar-20 A	31-Jul-20
SVT36	COVID-19 - Global Pandemic Restrictions	MULTI	46	13-Mar-20 A	31-Jul-20
<b>Phase 1 - Addition, Existing Basement Remodel, RR Core</b>			104	01-Jun-20 A	26-Oct-20
<b>Phase 1 - New Addition</b>			70	20-Jul-20	26-Oct-20
<b>Phase 1 - New Addition - Site Finishes</b>			60	03-Aug-20	26-Oct-20
C2039	Site - Sitework / Landscaping West of 12.1 Line	A-1	60	03-Aug-20*	26-Oct-20
<b>Phase 1 - New Addition - Commissioning &amp; Startup</b>			5	20-Jul-20	24-Jul-20
C2218	Addition Cx - Owner Training - Electrical and Fire Sprinkler Systems	VECA	5	20-Jul-20*	24-Jul-20
<b>Phase 1 - New Restroom Core in Existing Building</b>			5	01-Jun-20 A	24-Jul-20
<b>Phase 1 - New Restroom Core - Commissioning &amp; Startup</b>			5	01-Jun-20 A	24-Jul-20
C1642	New RR Core - Punchlist Corrections	HCC	5	01-Jun-20 A	24-Jul-20
<b>Phase 2 - Existing Courthouse Renovation</b>			133	24-Feb-20 A	28-Aug-20
<b>Phase 2 - South Shearwall</b>			2	10-Aug-20	11-Aug-20
<b>Phase 2 - Basement Shearwall</b>			2	10-Aug-20	11-Aug-20
C2435	SSW BL - Demo SOMD for Rebar at Level 1	PAS	2	10-Aug-20*	11-Aug-20
<b>Phase 2 - Level 1 Renovation</b>			59	08-Jun-20 A	28-Aug-20
<b>Phase 2 - Level 1 Renovation - GL C-F / 16-24 - PRIORITY 1A (A)</b>			13	07-Aug-20	25-Aug-20
C2267	Existing L1 A - Elect OH RI / Lights GL C-F / 14-24	VECA	7	07-Aug-20	17-Aug-20
C2278	Existing L1 A - Frame Walls / Set HM Frames	AP	6	18-Aug-20	25-Aug-20
<b>Phase 2 - Level 1 Renovation - Office of Public Defense Rooms 1500 / 1510 / 1515 / 1520 (B)</b>			37	09-Jul-20 A	28-Aug-20
C2251	Existing L1 B - Demo / Abate GL E-F / 7-14	PAS	6	09-Jul-20 A	16-Jul-20
C2257	Existing L1 B - Install Collector Plates L1-L2 F / 7-12 Line	SK	7	20-Jul-20*	28-Jul-20
C2259	Existing L1 B - Spray Applied Fireproofing	AP	3	29-Jul-20	31-Jul-20
C2260	Existing L1 B - Layout / Frame Walls & Door Frames GL E-F / 8-14	AP	3	03-Aug-20	05-Aug-20
C2262	Existing L1 B - Elect OH RI / Lights GL E-F / 8-14	VECA	4	03-Aug-20	06-Aug-20
C2266	Existing L1 B - Elec Wall RI GL E-F / 8-14	VECA	2	06-Aug-20	07-Aug-20
C2264	Existing L1 B - Rock Walls GL E-F / 8-14	AP	1	10-Aug-20	10-Aug-20
C2265	Existing L1 B - Tape / Finish Walls GL E-F / 8-14	AP	5	11-Aug-20	17-Aug-20
C2343	Existing L1 B - Paint Walls	NWC	4	18-Aug-20	21-Aug-20
C2263	Existing L1 B - Patch Spline Ceiling	AP	4	21-Aug-20	26-Aug-20
C2344	Existing L1 B - Doors & Hardware	BHW	1	24-Aug-20	24-Aug-20
C2345	Existing L1 B - Elec Trim Out	VECA	1	24-Aug-20	24-Aug-20
C2365	Existing L1 B - Install Vinyl Tile 1500 / 1520	D9	2	24-Aug-20	25-Aug-20
C2366	Existing L1 B - Install Carpet 1520	D9	4	25-Aug-20	28-Aug-20



**Hoffman's most recent 6-week lookahead (07/14/20, continued)**

ID	Activity Name	Sub	Dur	Start	Finish
<b>Phase 2 - Level 1 Renovation - Public Lobby Rooms 1050 / 1100 / 1300 - PRIORITY 1A (C)</b>			<b>27</b>	<b>13-Jul-20 A</b>	<b>18-Aug-20</b>
C2426	Existing L1 C - Hang Rock	AP	2	13-Jul-20 A	14-Jul-20
C2372	Existing L1 C - Tape / Finish Walls	AP	4	15-Jul-20	20-Jul-20
C2369	Existing L1 C - Demo Terrazzo GL C-E / 14-15.5	PAS	3	21-Jul-20*	23-Jul-20
C2373	Existing L1 C - Paint Walls	NWC	3	21-Jul-20	23-Jul-20
C2370	Existing L1 C - Pourback Metal Deck GL C-E / 14-15.5	IW	2	24-Jul-20	27-Jul-20
C2380	Existing L1 C - Install ACT Grid	AP	4	24-Jul-20	29-Jul-20
C2382	Existing L1 C - Install Lighting	VECA	4	30-Jul-20	04-Aug-20
C2423	Existing L1 C - Trim Out Fire Sprinklers	RHFP	1	05-Aug-20	05-Aug-20
C2381	Existing L1 C - Install ACT Tiles	AP	3	05-Aug-20	07-Aug-20
C2460	Existing L1 C - Install Carpet in Waiting Room 1300	D9	2	10-Aug-20	11-Aug-20
C2290	Existing L1 C - Install Large Format Floor Tile & Grout	D9	5	10-Aug-20	14-Aug-20
C2427	Existing L1 C - Install Rubber Base	D9	2	17-Aug-20	18-Aug-20
<b>Phase 2 - Level 1 Renovation - Standpipe (E)</b>			<b>5</b>	<b>20-Jul-20</b>	<b>24-Jul-20</b>
C2283	Existing L1 E - Stair 3 Standpipe (All Levels)	RHFP	5	20-Jul-20*	24-Jul-20
<b>Phase 2 - Level 1 Renovation - CPVC Sprinklers (F)</b>			<b>10</b>	<b>08-Jun-20 A</b>	<b>17-Jul-20</b>
C2443	Existing L1 F - Install Decoshield Over CPVC	RHFP	10	08-Jun-20 A	17-Jul-20
<b>Phase 2 - Level 2 Renovation</b>			<b>43</b>	<b>25-Jun-20 A</b>	<b>25-Aug-20</b>
<b>Phase 2 - Level 2 Renovation - Corridor 2220 / 2221 GL 16-24 (A)</b>			<b>9</b>	<b>15-Jul-20</b>	<b>27-Jul-20</b>
C2321	Existing L2 A - Cut / Cap / Field Measure Sheetmetal & Plumbing	HP	2	15-Jul-20*	16-Jul-20
C2392	Existing L2 A - Make Safe Elec	VECA	2	15-Jul-20*	16-Jul-20
C2307	Existing L2 A - Abate	PAS	8	16-Jul-20	27-Jul-20
<b>Phase 2 - Level 2 Renovation - GL C-E 14-19 (B)</b>			<b>30</b>	<b>15-Jul-20</b>	<b>25-Aug-20</b>
C2406	Existing L2 B - Cut / Cap / Field Measure Sheetmetal & Plumbing	HP	2	15-Jul-20*	16-Jul-20
C2403	Existing L2 B - Make Safe Elec	VECA	2	15-Jul-20*	16-Jul-20
C2407	Existing L2 B - Demo Elec / Mech OH	PAS	2	17-Jul-20	20-Jul-20
C2404	Existing L2 B - Demo Walls / Stairs	PAS	3	17-Jul-20	21-Jul-20
C2325	Existing L2 B - Abate	PAS	8	21-Jul-20	30-Jul-20
C2310	Existing L2 B - Install Drag Strut GL E-E.5 / 19.6	PAS	3	31-Jul-20	04-Aug-20
C2319	Existing L2 B - Layout / Top Track	AP	3	31-Jul-20	04-Aug-20
C2324	Existing L2 B - OH Steel Sprinkler Pipe Hangers	RHFP	3	31-Jul-20	04-Aug-20
C2389	Existing L2 B - Install Steel / Metal Deck Infill at Stairway	SK	4	31-Jul-20	05-Aug-20
C2408	Existing L2 B - OH Sheetmetal & Plumbing Hangers	HP	2	03-Aug-20	04-Aug-20
C2409	Existing L2 B - OH Electrical Hangers	VECA	2	03-Aug-20	04-Aug-20
C2391	Existing L2 B - Spray Applied Fireproofing	RHFP	5	05-Aug-20	11-Aug-20
C2390	Existing L2 B - Pourback Metal Deck Infill at Stairway	SK	2	06-Aug-20	07-Aug-20
C2429	Existing L2 B - Replace Spline Ceiling GL 19.6 Drag Strut	AP	1	12-Aug-20	12-Aug-20
C2320	Existing L2 B - Frame / Top Rock Early Walls	AP	4	12-Aug-20	17-Aug-20
C2322	Existing L2 B - OH RI Sheetmetal & Plumbing	HP	6	12-Aug-20	19-Aug-20
C2428	Existing L2 B - OH RI Steel Sprinkler Pipe	RHFP	6	12-Aug-20	19-Aug-20
C2323	Existing L2 B - OH RI Elec / Lights	VECA	7	12-Aug-20	20-Aug-20
C2326	Existing L2 B - Frame Walls / Set HM Frames	AP	4	20-Aug-20	25-Aug-20
<b>Phase 2 - Level 2 Renovation - Shearwall GL C-C.5 / 5-14 (E)</b>			<b>22</b>	<b>25-Jun-20 A</b>	<b>27-Jul-20</b>
C2305	Existing L2 E - Demo / Abate Above Ceiling	PAS	21	25-Jun-20 A	17-Jul-20
C2456	Existing L2 E - OH Hangers Sprinklers	RHFP	2	20-Jul-20	21-Jul-20
C2457	Existing L2 E - OH Hangers Electrical	VECA	2	20-Jul-20	21-Jul-20
C2458	Existing L2 E - OH Hangers Sheetmetal	HP	2	20-Jul-20	21-Jul-20
C2308	Existing L2 E - Install Collector Plates	SK	4	20-Jul-20	23-Jul-20
C2313	Existing L2 E - Layout / Core Drill / Form	IW	4	22-Jul-20	27-Jul-20



Hoffman's most recent 6-week lookahead (07/14/20, continued)

ID	Activity Name	Sub	Dur	Start	Finish
C2309	Existing L2 E - Install Short Studs for Shearwall	SK	2	24-Jul-20	27-Jul-20
<b>Phase 2 - Level 2 Renovation - CPVC Sprinklers (F)</b>			<b>24</b>	<b>20-Jul-20</b>	<b>20-Aug-20</b>
C2444	Existing L2 F - CPVC Pipe Layout / Review	RHFP	4	20-Jul-20	23-Jul-20
C2445	Existing L2 F - Install / Pressure Test CPVC	RHFP	10	24-Jul-20	06-Aug-20
C2446	Existing L2 F - Install Decoshield Over CPVC	RHFP	10	07-Aug-20	20-Aug-20
<b>Phase 2 - Level 2 Renovation - Standpipe (G)</b>			<b>10</b>	<b>05-Aug-20</b>	<b>18-Aug-20</b>
C2336	Existing L2 G - Stair 3 Standpipe (All Levels)	RHFP	10	05-Aug-20	18-Aug-20
<b>Phase 2 - Trial Courtroom Renovations</b>			<b>125</b>	<b>24-Feb-20 A</b>	<b>18-Aug-20</b>
<b>Phase 2 - Courtroom 2A</b>			<b>17</b>	<b>27-Jul-20</b>	<b>18-Aug-20</b>
C2462	Courtroom 2A - Remove Spline Ceiling	PAS	2	27-Jul-20*	28-Jul-20
C2463	Courtroom 2A - Layout for Plumbing Core Holes	HP	1	29-Jul-20	29-Jul-20
C2464	Courtroom 2A - Abate to Allow for Removal of Plumbing Waste Line for Le	PAS	3	30-Jul-20	03-Aug-20
C2465	Courtroom 2A - Core Holes for Waste Plumbing / Install Hangers	HP	3	04-Aug-20	06-Aug-20
C2466	Courtroom 2A - Spray Applied Fireproofing	RHFP	1	11-Aug-20	11-Aug-20
C2467	Courtroom 2A - Install Plumbing Waste Lines	HP	2	12-Aug-20	13-Aug-20
C2468	Courtroom 2A - Test Plumbing Waste Line	HP	1	14-Aug-20	14-Aug-20
C2469	Courtroom 2A - Replace Spline Ceiling	AP	2	17-Aug-20	18-Aug-20
<b>Phase 2 - Courtroom 3A</b>			<b>113</b>	<b>24-Feb-20 A</b>	<b>31-Jul-20</b>
C2155	Courtroom 3A - Install Audio Visual Equipment		5	24-Feb-20 A	31-Jul-20
C1706	Courtroom 3A - TCO	HCC	0		31-Jul-20
<b>Phase 3 - Existing Elevator Renovation</b>			<b>23</b>	<b>27-Jul-20</b>	<b>26-Aug-20</b>
<b>Phase 3 - Existing Elevator Renovation - Car 3</b>			<b>23</b>	<b>27-Jul-20</b>	<b>26-Aug-20</b>
C2472	Elev Car 3 - Mobilize On Site / Protection Of Finishes	KONE	1	27-Jul-20	27-Jul-20
C2536	Elev Car 3 - Turn Custody and Control Over to KONE	Owner	1	27-Jul-20	27-Jul-20
C2538	Elev Car 3 - Temporary Enslosure at Door	HCC	1	28-Jul-20	28-Jul-20
C2473	Elev Car 3 - Removal Of Existing Structure	KONE	2	28-Jul-20	29-Jul-20
C2474	Elev Car 3 - Sill Installation	KONE	2	30-Jul-20	31-Jul-20
C2475	Elev Car 3 - Hall Side Door Prep And Installation	KONE	7	03-Aug-20	11-Aug-20
C2476	Elev Car 3 - Car Side Door Prep And Installation	KONE	7	12-Aug-20	20-Aug-20
C2537	Elev Car 3 - Commissioning / Adjusting	KONE	4	21-Aug-20	26-Aug-20